

079.0

Map

0003

Block

0010.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 738,800 /

USE VALUE: 738,800 /

ASSESSED: 738,800 /

Total Card /

Total Parcel

738,800

738,800

738,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City	
71		BRATTLE ST, ARLINGTON	

OWNERSHIP

Unit #:

Owner 1: OKE SMITA R & ROHIT A

Owner 2:

Owner 3:

Street 1: 71 BRATTLE ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA

Cntry

Own Occ: Y

Postal: 02474

Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7180.000	294,000		444,800	738,800
Total Card	0.165	294,000		444,800	738,800
Total Parcel	0.165	294,000		444,800	738,800
Source: Market Adj Cost		Total Value per SQ unit /Card:		549.09	/Parcel: 549.09

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	294,000	0	7,180.	444,800	738,800		Year end	12/23/2021
2021	101	FV	285,500	0	7,180.	444,800	730,300		Year End Roll	12/10/2020
2020	101	FV	285,300	0	7,180.	444,800	730,100	730,100	Year End Roll	12/18/2019
2019	101	FV	237,600	0	7,180.	444,800	682,400	682,400	Year End Roll	1/3/2019
2018	101	FV	237,600	0	7,180.	298,600	536,200	536,200	Year End Roll	12/20/2017
2017	101	FV	237,600	0	7,180.	285,900	523,500	523,500	Year End Roll	1/3/2017
2016	101	FV	237,600	0	7,180.	260,500	498,100	498,100	Year End	1/4/2016
2015	101	FV	215,400	0	7,180.	209,700	425,100	425,100	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NGUYEN NGOC CUO	64007-581		7/31/2014		519,900	No	No		
NOSTALGIA PROPE	57765-116		10/31/2011		408,000	No	No		
JOHNSON ELBRIDG	1394-36		12/20/2010	Mult Lots	41,200,000	No	No		
	11186-392		8/12/1966			No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/30/2011	959	Re-Roof	5,000					

ACTIVITY INFORMATION

Date	Result	By	Name
11/29/2018	MEAS&NOTICE	CC	Chris C
7/1/2015	Sales Review	PT	Paul T
6/26/2012	Measured	BR	B Rossignol
1/31/2012	MLS	EMK	Ellen K
5/12/2009	Measured	197	PATRIOT
1/12/2000	Meas/Inspect	243	PATRIOT
12/1/1981		MS	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7180		Sq. Ft.	Site		0	70.	0.88	11									444,781						444,800	

Other Assessments

Code	Descrip/No	Amount	Com. Int
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PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

PREVIOUS OWNER

Owner 1: NGUYEN NGOC CUONG & -

Owner 2: PHAM PHING -

Street 1: 71 BRATTLE ST

Twn/City: ARLINGTON

St/Prov: MA

Cntry

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains .165 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1900, having primarily Vinyl Exterior and 1346 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

DISCLAIMER

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

aprob

2023

ARLINGTON

Pat

Properties Inc.

PRINT

DATE

TIME

12/30/21

03:57:08

LAST REV

DATE

TIME

06/08/21

11:20:36

USER DEFINED

Prior Id # 1: 49281

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

Sign:

VERIFICATION OF VISIT NOT DATA

___/___/___

Total AC/HA: 0.16483

Total SF/SM: 7180

Parcel LUC: 101

One Family

Prime NB Desc

ARLINGTON

Total: 444,781

Spl Credit

Total: 444,800

